



Towns at Union PUD

Plan Commission – Update Discussion

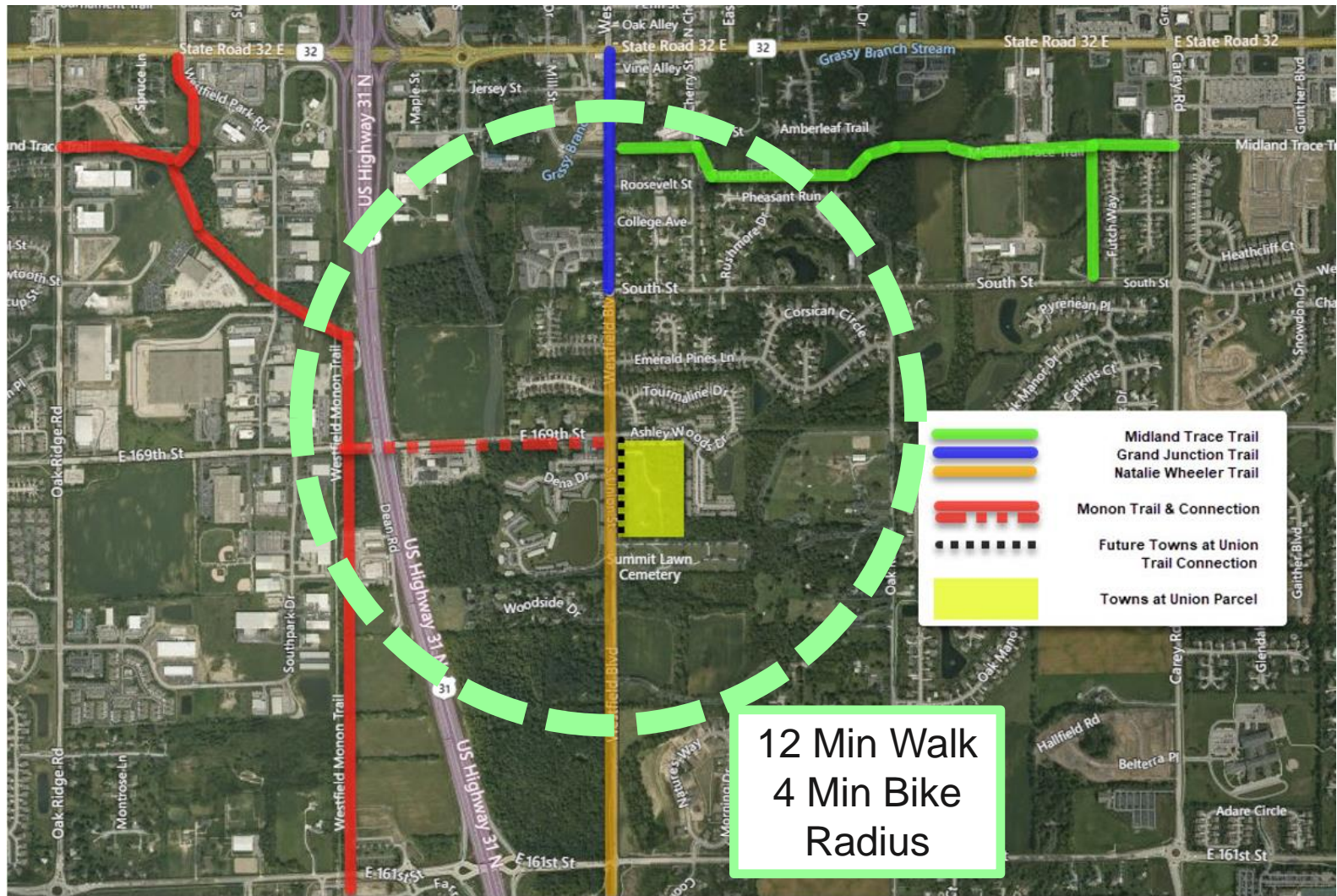


July 18, 2022

Aerial Location Map



Connectivity Plan



Adjacent Properties/Uses

Hamilton Square Apartments

3 Bedroom Rent from
\$1,596 - \$2,118
(1,386 Sq Ft)

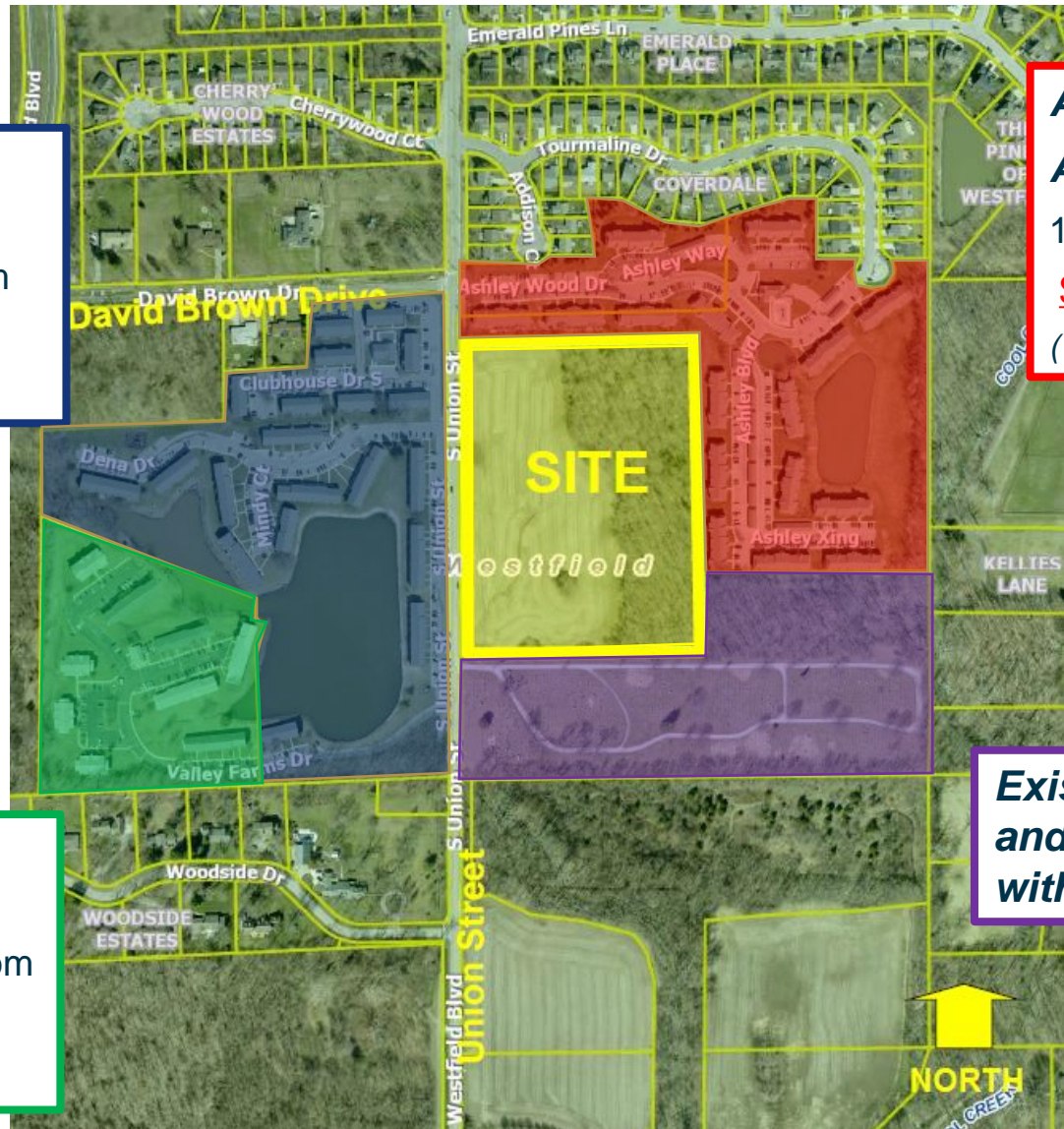
Valley Farms Apartments

3 Bedroom Rent from
\$979+
(1,296 Sq Ft)

Ashley Place Apartments

1&2 Bedroom Rent from
\$900 - \$2,414
(1,296 Sq Ft)

Existing Cemetery and land to remain with Cemetery



Adjacent Properties/Uses



Density Map

Hamilton Square Apartments

9.9 du/ac

(202 units on 20.39 ac)

Ashley Place Apartments

11.03 du/ac

(192 units on 17.41 ac)

Valley Farms Apartments

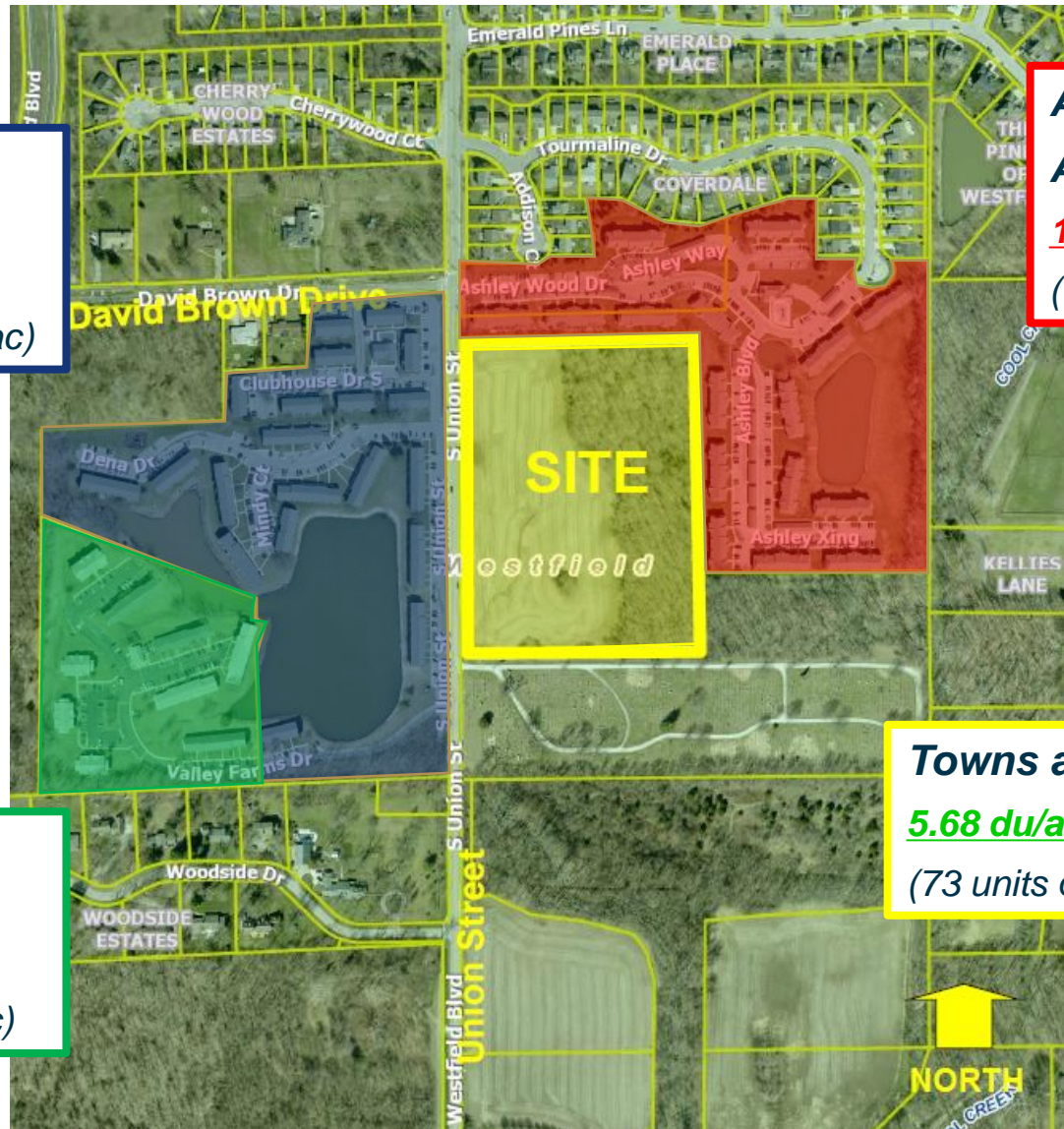
11.5 du/ac

(92 units on 8 ac)

Towns at Union

5.68 du/ac

(73 units on 12.859 ac)



Concept Plan – “Before”

Key Design Features:

1. **84 Units**
2. **All 3-Story Units**
3. **1 Amenity Feature**
 - **Seating Area**



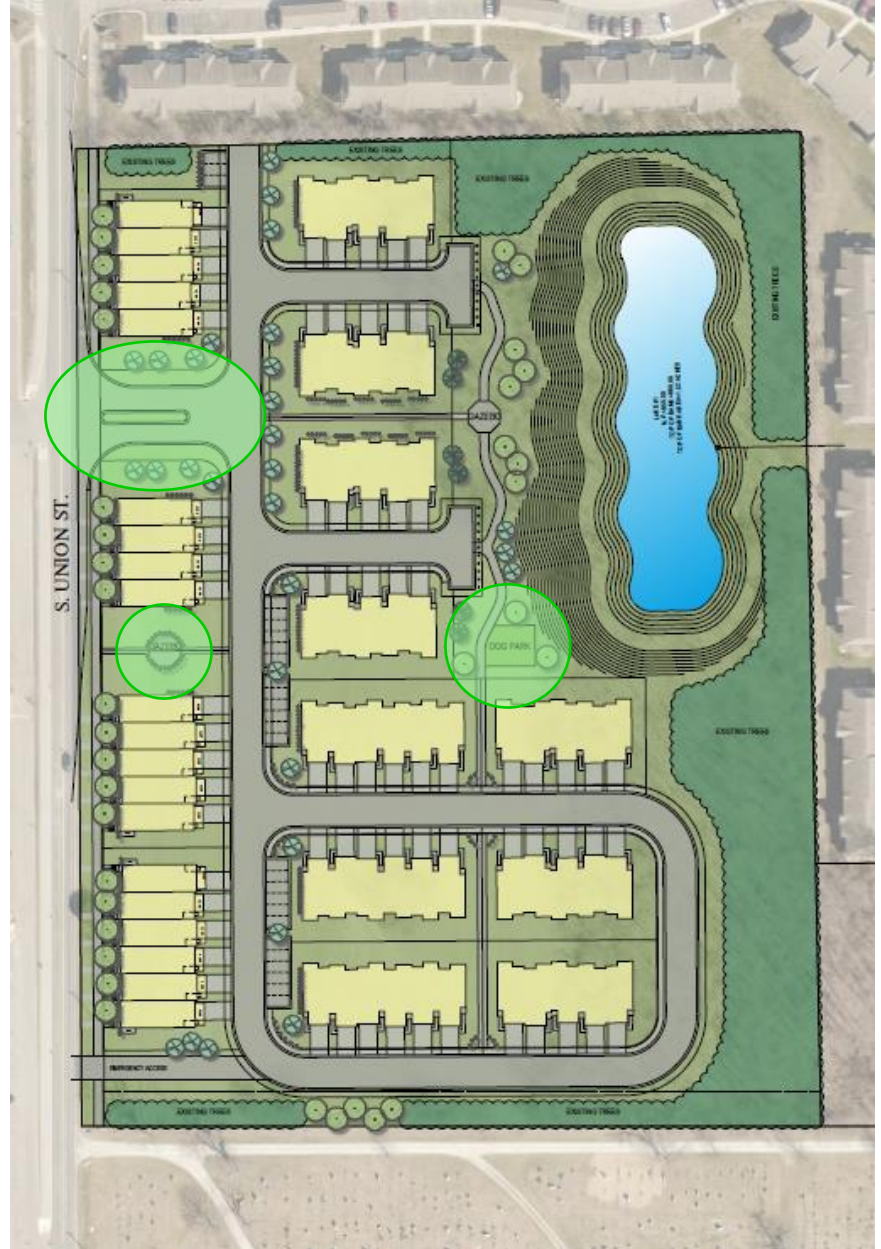
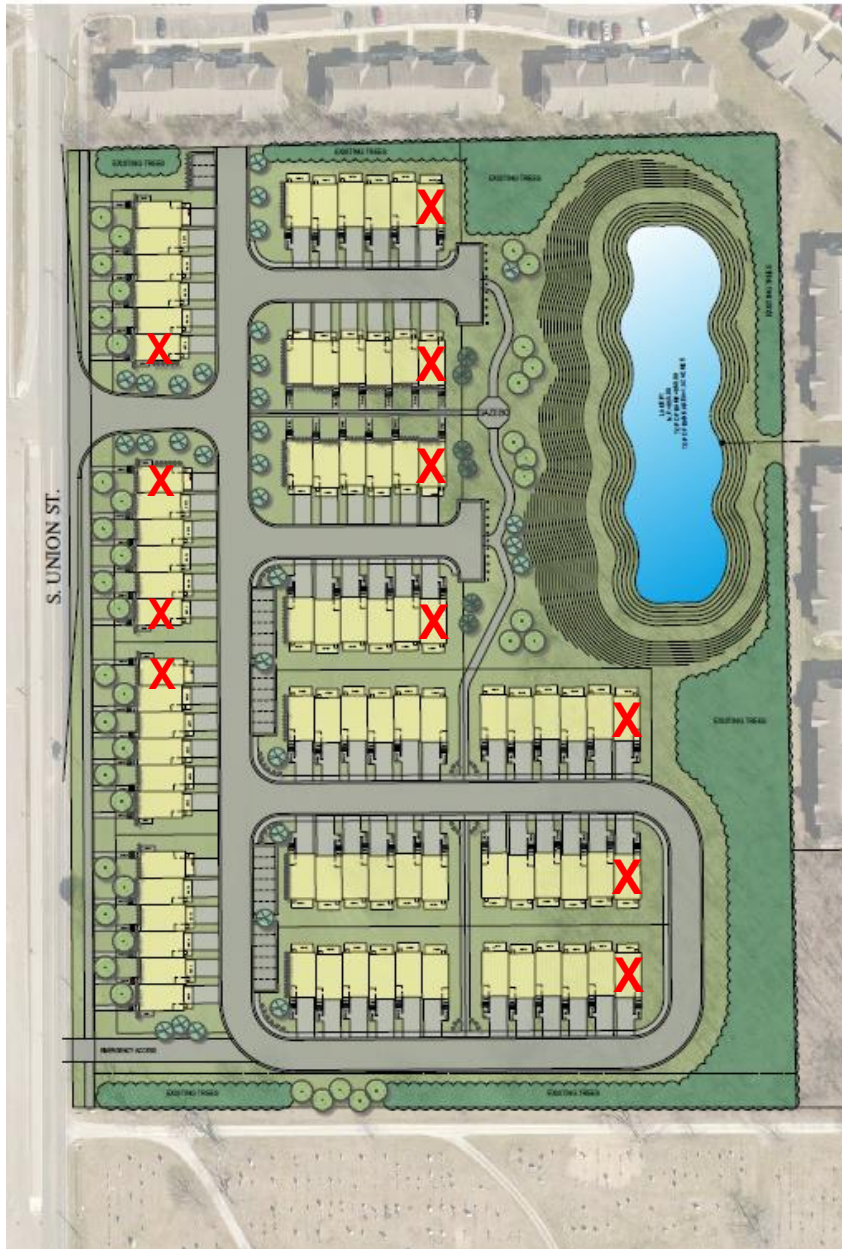
Concept Plan – “After”

Key Design Features:

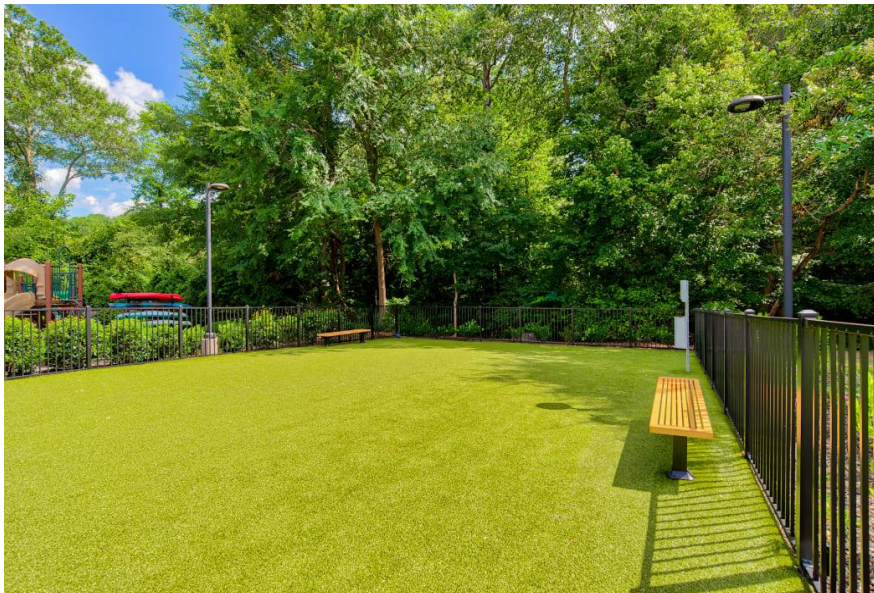
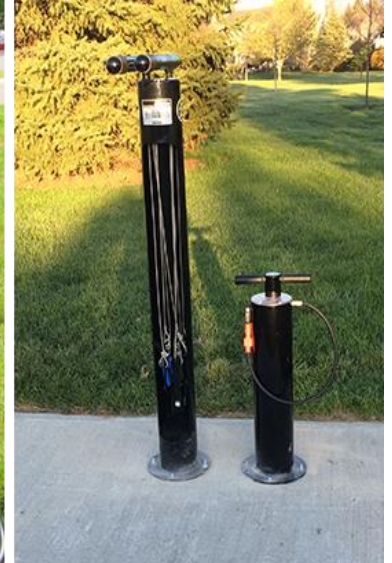
- 1. 73 Units**
- 2. All 2-Story Units**
- 3. 3 Amenity Features**
 - **Seating Area,**
 - **Dog Park,**
 - **Bike Station / Open Space along Union St.**
- 4. Boulevard Entrance**
- 5. Increased Tree Preservation Area**
- 6. Varied Unit Counts in Buildings along Union St.**



Concept Plan – Comparison Markup



Community Amenities



Illustrative Renderings



Key Design Features:

- 1. Will design rear load units from scratch***
- 2. Rear Load and Front Load units will have compatible architectural styles***



Illustrative Renderings

Key Design Features:

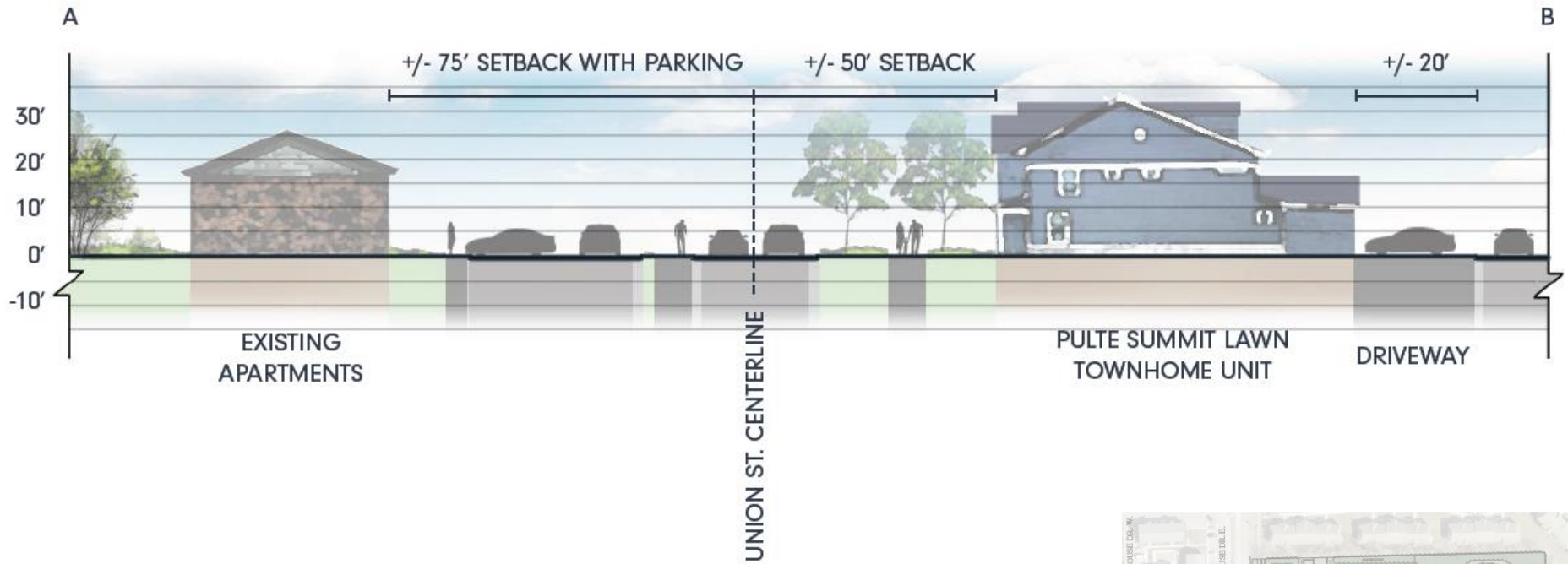
- 1. Will incorporate features to diversify architecture***
- 2. High impact side elevations get additional treatment***



Interior Photos/Finishes



Union Street Corridor



*****2-Story rear load units
upgrade the aesthetics
along Union Street***



Site Topography / Pond Location



Site has between 20' – 26' of elevation drop from Union Street to east property line.

Pond in the low spot.



Next Steps

- ~~2/14/22: Introduction to City Council~~
- ~~3/1/22: Neighbor Meeting~~
- ~~3/7/22: Plan Commission Public Hearing~~
- 7/18/22: Update Discussion with Plan Commission
- Aug '22: Plan Commission (Recommendation)*
- Sept '22: City Council (Vote)*

**Dates subject to change based on comments/progress after 7/18 APC meeting.*

Questions?